

IN RE: PETITIONS FOR SPECIAL HEARING,  
SPECIAL EXCEPTION & VARIANCE  
SW/Corner of Carroll Island Road  
and Bowleys Quarters Road

15 19th Election District  
5th Councilmanic District  
(204 Bowleys Quarters Road)

Raymond D. Thorpe *and*  
7-Eleven, Inc., (formerly The Southland  
Corporation, *Legal Owners*  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-291-SPHXA

\*  
\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception, Special Hearing and Variance involving property located at the southwest corner of the intersection of Carroll Island and Bowleys Quarters Roads in the Bowleys Quarters area of Baltimore County. The special exception request is to permit an existing convenience store as a use in combination with an existing fuel service station pursuant to Sections 405.6.A.3 and 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, a special hearing is requested to authorize the expansion of an existing fuel service station beyond the confines of the site pursuant to Section 205.6.A.1 & .2 of the B.C.Z.R. Finally, the Petitioners are requesting a variance to permit a service station canopy sign of 352.75 and 83 sq. ft. (2 of each) in lieu of the permitted 25 sq. ft.

Appearing at the hearing on behalf of the petitions were Yolanda Adkins, Cindy Cox, Raymond Thorpe, Richard Bosnick, all appearing on behalf of the Petitioner, Mickey Cornelius, representing the Traffic Group, Tim Whittie, appearing on behalf of Bohler Engineering, Eric Roemer and Rob Hoffman, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this zoning relief consists of 0.917 acres, more or less, split-zoned BL and BL/AS. The subject property is

03/20/02  
R. J. J. J. J.

currently improved with 2 separate uses, one being a gasoline service station and the other an existing 7-Eleven Convenience Store. The Petitioners are now desirous of combining the two uses into one single use on this corner. Renovations are proposed to be made to the property to convert the existing use into a 7-Eleven gasoline and convenience store combination. The details of the proposal are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence.

The testimony and evidence offered at the hearing demonstrated that both of these uses have existed on this corner for more than 20 years. Raymond Thorpe, the owner of the service station, intends to retire at this time and disassociate himself with the gasoline station on this corner. The operation will now be taken over by 7-Eleven, wherein gasoline will be provided in conjunction with the convenience store. In order to proceed with the conversion of these two separate uses into one single use, the special hearing and special exception requests are necessary. In addition, variance relief is being requested to account for the canopy that is to be installed over the fuel dispensers. As a result of the canopy containing the corporate colors of Citgo Gasoline, the entire structure of the canopy itself is counted as a sign. The actual message contained on the sign is very small and limited. However, the matching color scheme of the canopy causes the entire structure to be counted as a sign in the eyes of the Zoning Regulations. After considering the testimony and evidence offered at the hearing and the lack of opposition thereto, I find that the special hearing, special exception and variance requests should be granted.

It is clear the B.C.Z.R. permits the Petitioners' use in BL and BL/AS zones by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R.

The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance and special hearing requests are not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land, due to the special conditions unique

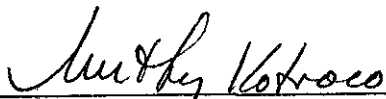
to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of March, 2002, that the Petitioners' Request for Special Exception from Sections 405.6.A.3 and 405.4.E.1 of the B.C.Z.R., to permit an existing convenience store as a use in combination with an existing fuel service station, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's Request for Special Hearing relief from Section 405.6.A.1 & .2 of the B.C.Z.R, to authorize the expansion of an existing fuel service station beyond the confines of the site, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioners' Request for Variance from Section 450.4.5.E of the B.C.Z.R., to permit a service station canopy sign of 352.75 and 83 sq. ft. (2 of each) in lieu of the permitted 25 sq. ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

3/20/02  
R. Johnson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 20, 2002

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

Re: Petitions for Special Exception,  
Special Hearing and Variance  
Case No. 02-291-SPHXA  
Property: 204 Bowleys Quarters Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Special Exception, Special Hearing and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Copies to:

Raymond Thorpe  
311 Kennard Avenue  
Edgewood, MD 21040

Richard Bosnick  
2 Clearlake Lane  
Baltimore, MD 21220

Tim Whittie  
Bohler Engineering  
800 Gleneagle Court, Suite 300  
Towson, MD 21286

Mr. Eric Roemer  
2711 Easton  
Willow Grove, PA 19090

Mr. Mickey Cornelius  
The Traffic Group  
9900 Franklin Square Drive  
Baltimore, MD 21236

Ms. Yolanda Adkins  
Ms. Cindy Cox  
8605 Old Harford Road  
Baltimore, MD 21234



C B C A

# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

204 BOWLEYS QUARTERS ROAD, SOUTHWEST CORNER OF CARROLL ISLAND ROAD  
AND BOWLEYS QUARTERS ROAD

for the property located at \_\_\_\_\_

which is presently zoned BL-AS/BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception to permit an existing convenience store as a use in combination with an existing fuel service station pursuant to Sections 405.6.A.3 and 405.4.E.1 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

\_\_\_\_\_  
Name - Type or Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

**Attorney For Petitioner:**

Robert A. Hoffman

\_\_\_\_\_  
Name - Type or Print

\_\_\_\_\_  
Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address

\_\_\_\_\_  
Telephone No.

Towson, Maryland

21204

City

State

\_\_\_\_\_  
Zip Code

**Legal Owner(s):**

**SEE ATTACHED PAGES**

\_\_\_\_\_  
Name - Type or Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name - Type or Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

**Representative to be Contacted:**

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address

\_\_\_\_\_  
Telephone No.

Towson, Maryland

21204

City

State

\_\_\_\_\_  
Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JL

Date 01/10/02

Case No. 02-291-SPHXA

REV 09/15/98

**SIGNATURE PAGE**

204 Bowleys Quarters Road  
Southwest Corner of Carroll Island Road  
and Bowleys Quarters Road

**LEGAL OWNERS:**

Raymond D. Thorpe  
311 Kennard Avenue  
Edgewood, Maryland 21040  
**410-676-5588**

By: Raymond D. Thorpe  
Raymond D. Thorpe



SIGNATURE PAGE

204 Bowleys Quarters Road  
Southwest Corner of Carroll Island Road  
and Bowleys Quarters Road

LEGAL OWNERS:

7-ELEVEN, INC. (formerly THE SOUTHLAND CORPORATION)  
8605 Old Harford Road  
Baltimore, Maryland 21234  
(410) 663-6600

By: Edward E. Zimmerman  
Edward E. Zimmerman,  
Senior Real Estate Representative



C B C A

# Petition for Variance

to the Zoning Commissioner of Baltimore County

ISLAND ROAD AND BOWLEYS QUARTERS ROAD

for the property located at 204 BOWLEYS QUARTERS ROAD,  
SOUTHWEST CORNER OF CARROLL

which is presently zoned BL-AS/BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Section 450.4.5.E of the Baltimore County Zoning Regulations to permit service station canopy signs of 352.75 and 83 square feet (2 of each) in lieu of the permitted 25 square feet each.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Robert A. Hoffman

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Venable, Baetjer and Howard, LLP  
Company \_\_\_\_\_

210 Allegheny Avenue (410) 494-6200  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Towson, Maryland 21204  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

SEE ATTACHED SIGNATURE PAGES

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Robert A. Hoffman

Name \_\_\_\_\_

210 Allegheny Avenue (410) 494-6200

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Towson, Maryland 21204

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING

Reviewed By JK Date 01/10/02

Case No. 02-291-SPHXA

REC 9/15/98

**SIGNATURE PAGE**

204 Bowleys Quarters Road  
Southwest Corner of Carroll Island Road  
and Bowleys Quarters Road

**LEGAL OWNERS:**

Raymond D. Thorpe  
311 Kennard Avenue  
Edgewood, Maryland 21040  
**410-676-5508**

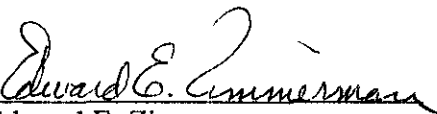
By: Raymond D. Thorpe  
Raymond D. Thorpe

**SIGNATURE PAGE**

204 Bowleys Quarters Road  
Southwest Corner of Carroll Island Road  
and Bowleys Quarters Road

**LEGAL OWNERS:**

7-ELEVEN, INC. (formerly THE SOUTHLAND CORPORATION)  
8605 Old Harford Road  
Baltimore, Maryland 21234  
(410) 663-6600

By:   
Edward E. Zimmerman,  
Senior Real Estate Representative



**BOHLER  
ENGINEERING, P.C.**

291

810 Gleneagles Court, Suite 300  
Towson, MD 21286  
410.821.7900  
410.821.7987 fax  
md@bohlereng.com

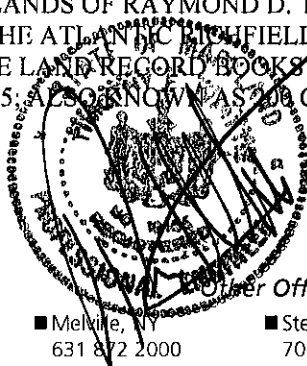
December 20, 2001

**ZONING DESCRIPTION  
OF THE LANDS OF  
LIBERTY SOUTH CORPORATION &  
RAYMOND D. THORPE  
FIFTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MD  
“AREA OF SPECIAL HEARING,  
SPECIAL EXCEPTION AND VARIANCE”**

- A. BEGINNING AT A POINT NEAREST THE NORTHEASTERN CORNER OF THE INTERSECTION OF BOWLEYS QUARTERS ROAD AND CARROLL ISLAND ENCOMPASSING THE LANDS KNOWN AS THE LANDS OF RAYMOND D. THORPE, DESCRIBED IN LIBER 7082, FOLIO 335 AND THE PROPERTY DESCRIBED AS LANDS OF LIBERTY SOUTH CORPORATION IN DEED LIBER 5086 AT FOLIO 320.
1. SOUTH 11 DEGREES 37 MINUTES 49 SECONDS EAST 125.00 FEET TO A POINT; THENCE
  2. NORTH 81 DEGREES 55 MINUTES 51 SECONDS EAST 35.00 FEET TO A POINT IN THE MIDDLE OF BOWLEY'S QUARTER ROAD; THENCE,
  3. SOUTH 11 DEGREES 37 MINUTES 49 SECONDS EAST 44.52 FEET ALONG THE CENTERLINE OF BOWLEY'S QUARTERS ROAD TO A POINT; THENCE,
  4. SOUTH 81 DEGREES 55 MINUTES 51 SECONDS WEST 162.55 FEET TO A POINT; THENCE,
  5. NORTH 61 DEGREES 34 MINUTES 19 SECONDS WEST 120.12 FEET TO A POINT; THENCE,
  6. NORTH 11 DEGREES 58 MINUTES 11 SECONDS EAST 200.00 FEET TO A POINT IN THE CENTER OF CARROLL ISLAND ROAD; THENCE
  7. SOUTH 78 DEGREES 01 MINUTES 49 SECONDS EAST 42.10 FEET ALONG THE CENTERLINE OF CARROLL ISLAND ROAD TO A POINT; THENCE,
  8. SOUTH 11 DEGREES 58 MINUTES 11 SECONDS WEST 35.00 FEET TO A POINT; THENCE,
  9. SOUTH 78 DEGREES 01 MINUTES 49 SECONDS EAST 125.01 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 39,951 SQUARE FEET OR 0.917 ACRES OF LAND MORE OR LESS; BEING ALL THOSE LANDS LEASED BY SOUTHLAND CORPORATION, FROM THE LIBERTY SOUTH CORPORATION, BY DEED DATED APRIL 23, 1970, AND RECORDED AMONG THE LAND RECORD BOOKS OF BALTIMORE COUNTY, MARYLAND, IN DEED LIBER 5086 AT FOLIO 320; ALSO KNOWN AS 204 BOWLEY'S QUARTERS ROAD, 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND AND THE LANDS OF RAYMOND D. THORPE, DESCRIBED IN LIBER 7082, FOLIO 335 TRANSFERRED FROM THE ATLANTIC RICHFIELD COMPANY, BY DEED DATED JANUARY 14, 1986 RECORDED AMONG THE LAND RECORD BOOKS OF BALTIMORE COUNTY, MARYLAND, IN DEED LIBER 7082 AT FOLIO 335; ALSO KNOWN AS 208 CARROLL ISLAND ROAD.

Prepared by: MPS  
Reviewed by: BMP



**Bohler Office Locations:**

■ Watchung, NJ 908.668.8300	■ North Wales, PA 215.393.8300	■ Melville, NY 631.872.2000	■ Sterling, VA 703.709.9500	■ Southboro, MA 508.480.9900	■ Albany, NY 518.438.9900	■ Center Valley, PA 610.797.3000
--------------------------------	-----------------------------------	--------------------------------	--------------------------------	---------------------------------	------------------------------	-------------------------------------

CIVIL & CONSULTING ENGINEERS ■ SURVEYORS ■ TRAFFIC CONSULTANTS ■ ENVIRONMENTAL & GEOTECHNICAL ENGINEERS

Q/2000/7-Eleven/MD005553/122001 zoning description2 www.bohlereng.com

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

JL # 291 No. 08843

DATE

1/10/02

ACCOUNT

001 006 6150

AMOUNT

\$ 650.00

RECEIVED  
FROM:

V.B.H.

FOR:

SPHXA FILING

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PRINT

ACTIVE

TIME

1/11/2002

1/10/2002

14:20:53

REF MS01

CASHIER JRIC JMR DRAMER

RECEIPT # 079619

DTL

Dept 5 529 ZIMING VERIFICATION

CE NO. 008843

Receipt Tot

650.00

650.00 OK

.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-291-SPHXA

204 Bowleys Quarters Road

SW/corner of Carroll Island Road & Bowleys Quarters Road.

19th Election District - 6th Councilmanic District

Legal Owner(s): Raymond D. Thrope

**Variance:** to permit service station canopy signs of 352.75 and 83 square feet (2 of each) in lieu of the permitted 25 square feet. **Special Hearing:** to authorize the expansion of an existing fuel service beyond the confines of the site. **Special Exception:** to permit an existing convenience store as a use in combination with an existing fuel service station.

**Hearing:** Tuesday, March 19, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/3/810 Mar. 5

C524063

## CERTIFICATE OF PUBLICATION

3/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/5/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

#### For Newspaper Advertising:

Item Number or Case Number: 02-291-SPHXA

Petitioner: 7-Eleven, Inc. and RAYMOND D. TITORPE

Address or Location: SOUTHWEST CORNER OF BOWLERS CUMMINGS RD AND  
CARROLL ISLAND ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTILL

Address: 210 ALEXANDER AVENUE  
TOWSON MARYLAND 21204

Telephone Number: (410) 494-6244



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, February 29, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell  
Venable Baetjer & Howard  
210 Allegheny Avenue  
Towson MD 21204

410 494-6244

---

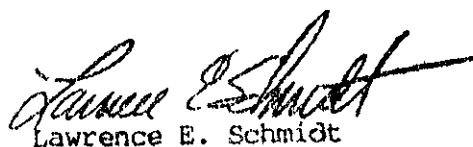
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-291-SPHXA  
204 Bowleys Quarters Road  
SW/corner of Carroll Island Road & Bowleys Quarters Road  
19<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Raymond D Thrope

Variance to permit service station canopy signs of 352.75 and 83 square feet (2 of each) in lieu of the permitted 25 square feet. Special Hearing to authorize the expansion of an existing fuel service beyond the confines of the site. Special Exception to permit an existing convenience store as a use in combination with an existing fuel service station.

HEARING: Tuesday, March 12, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDR  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

January 31, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-291-SPHXA  
204 Bowleys Quarters Road  
SW/corner of Carroll Island Road & Bowleys Quarters Road  
19<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Raymond D Thrope & Edward E Zimmerman

Variance to permit service station canopy signs of 352.75 and 83 square feet (2 of each) in lieu of the permitted 25 square feet. Special Hearing to authorize the expansion of an existing fuel service beyond the confines of the site. Special Exception to permit an existing convenience store as a use in combination with an existing fuel service station.

HEARING: Tuesday, March 12, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G DZ  
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204  
Raymond D Thorpe, 311 Kennard Avenue, Edgewood 21040  
Edward E Zimmerman, 7-Eleven Inc, 8605 Old Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 28, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 5, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell  
Venable Baetjer & Howard  
210 Allegheny Avenue  
Towson MD 21204

410 494-6244

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-291-SPHXA  
204 Bowleys Quarters Road  
SW/corner of Carroll Island Road & Bowleys Quarters Road  
19<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Raymond D Thrope

Variance to permit service station canopy signs of 352.75 and 83 square feet (2 of each) in lieu of the permitted 25 square feet. Special Hearing to authorize the expansion of an existing fuel service beyond the confines of the site. Special Exception to permit an existing convenience store as a use in combination with an existing fuel service station.

HEARING: Tuesday, March 19, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 6, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-291-SPHXA  
204 Bowleys Quarters Road  
SW/corner of Carroll Island Road & Bowleys Quarters Road  
19<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Raymond D Thrope & Edward E Zimmerman

Variance to permit service station canopy signs of 352.75 and 83 square feet (2 of each) in lieu of the permitted 25 square feet. Special Hearing to authorize the expansion of an existing fuel service beyond the confines of the site. Special Exception to permit an existing convenience store as a use in combination with an existing fuel service station.

HEARING: Tuesday, March 19, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.  
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204  
Raymond D Thorpe, 311 Kennard Avenue, Edgewood 21040  
Edward E Zimmerman, 7-Eleven Inc, 8605 Old Harford Road, Baltimore 21234

- NOTES. (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 4, 2002.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 15, 2002

Mr. Robert A Hoffman  
Venable Baetjer & Howard  
210 Allegheny Avenue  
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-291-SPHXA, 204 Bowleys Quarters Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. c dz  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Raymond D Thorpe, 311 Kennard Avenue, Edgewood 21040  
Edward E Zimmerman, 7-Eleven Inc, 8605 Old Harford Road, Baltimore 21234  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** February 28, 2002

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 4, 2002  
Item No. 291

The Bureau of Development Plans Review has reviewed the subject zoning item.

The intersection of Carroll Island and Bowleys Quarters Roads shall be modified according to the attached sketch.

RWB:HJO:cab

Enclosure

cc: File

ZAC-2-4-2002-ITEM NO 291-02282002.doc



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 31, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: 265, 266, 272, 277, 281, 286, 288, 291, & 292

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: Todd Taylor  
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 31, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

JAN 31 2002

**SUBJECT:** 204 Bowleys Quarters Road

**INFORMATION:**

**Item Number:** 02-291

**Petitioner:** Raymond Thorpe & Edward Zimmerman

**Zoning:** BL-AS/BL

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the request to permit service station canopy signs of 352.75 and 83 square feet in lieu of the maximum permitted 25 square feet provided the canopy is not back-lit.

**Prepared by:**

*Mark A. Cunniff*

**Section Chief:**

*Jeffrey W. Long*

AFK:MAC:



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1.29.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 291

JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE

204 Bowleys Quarters Road, SW Corner  
Carroll Island Rd & Bowleys Quarters Rd  
15th Election District, 5th Councilmanic

Legal Owner: Raymond D. Thorpe and 7-Eleven, Inc.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-291-SPHXA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



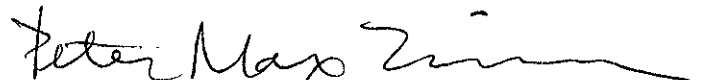
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 6, 2002

Robert A Hoffman Esquire  
Venable Baetjer & Howard LLP  
210 Allegheny Avenue  
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-291-SPHXA, 204 Bowleys Quarters Road

The above matter, previously scheduled for Tuesday, March 12, 2002 at 2:00 p.m. in Room 407, County Courts Building, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a faint, circular official stamp.

Arnold Jablon GDZ  
Director

AJ: gdz

C: Raymond D Thorpe, 311 Kennard Avenue, Edgewood 21040  
7-Eleven Inc, Edward E Zimmerman, 8605 Old Harford Road, Baltimore 21234



VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

2/5/02  
g  
Hoffman

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number:  
410-494-6244

**VENABLE**  
ATTORNEYS AT LAW

February 5, 2002

Hand Delivery

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 W. Cheseapeake Avenue  
Towson, MD 21204

Re: Zoning Case No.: 02-291-SPHXA  
Developer: 7-Eleven Inc.  
Project: 204 Bowley's Quarters Road

Dear Mr. Jablon:

I represent 7-Eleven, in the above captioned matter. The hearing in this matter has been scheduled for Tuesday, March 12, 2002 at 10:00 a.m. Unfortunately, I will be out of town the week of March 11- March 15, 2002 and will return to the office on Monday, March 18, 2002. I am respectfully requesting that the hearing in the above-referenced matter be postponed and rescheduled, if possible, for the next available date after my return.

Thank you for your consideration.

Very truly yours,

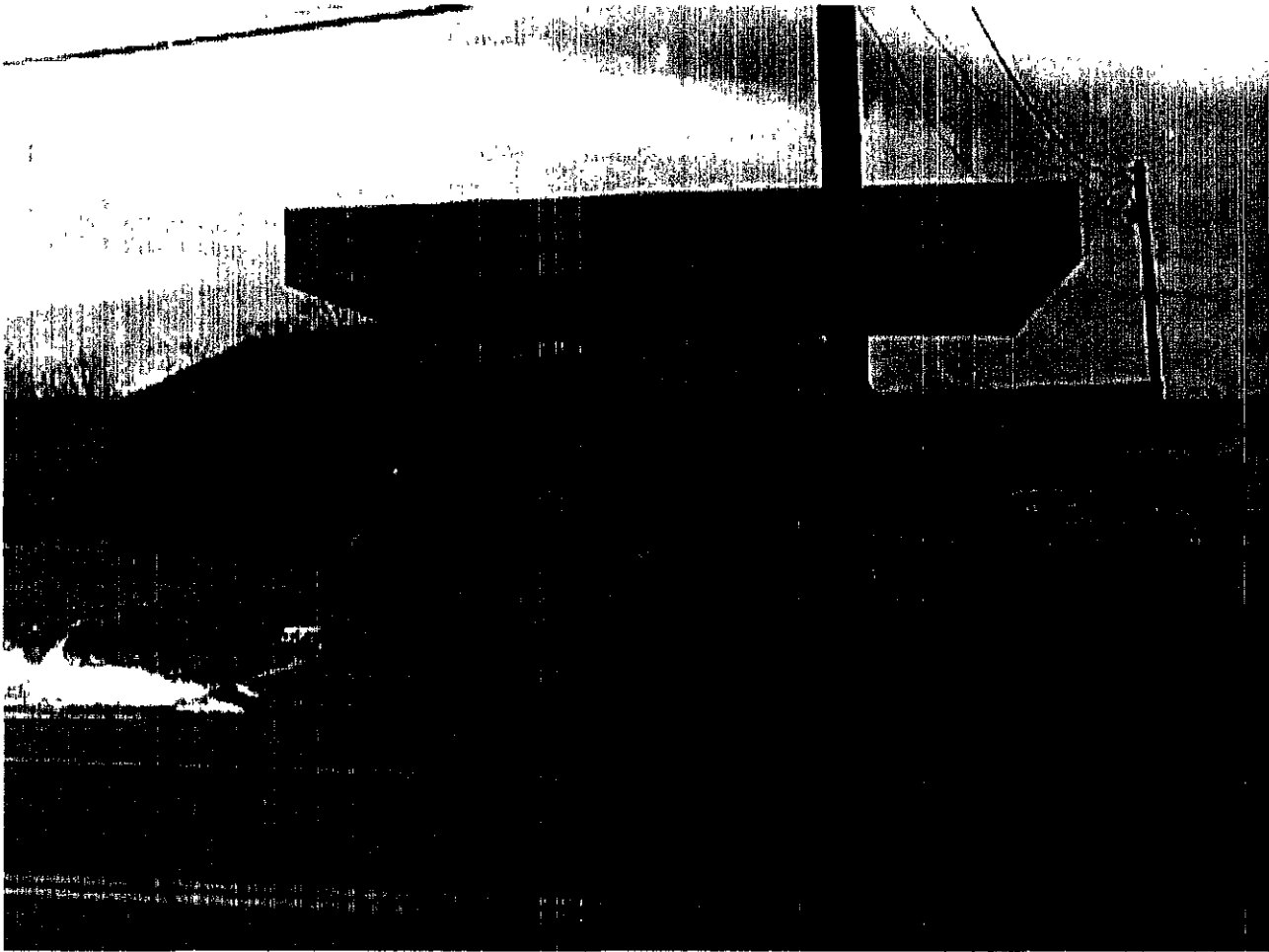


Robert A. Hoffman

cc: Lawrence Schmidt, Zoning Commissioner  
Mr. George Zahner

RAH/ald  
TO:DOCS1/ald99/#131222 v1

02-364  
FEB 5 2002



Pet Ex 2

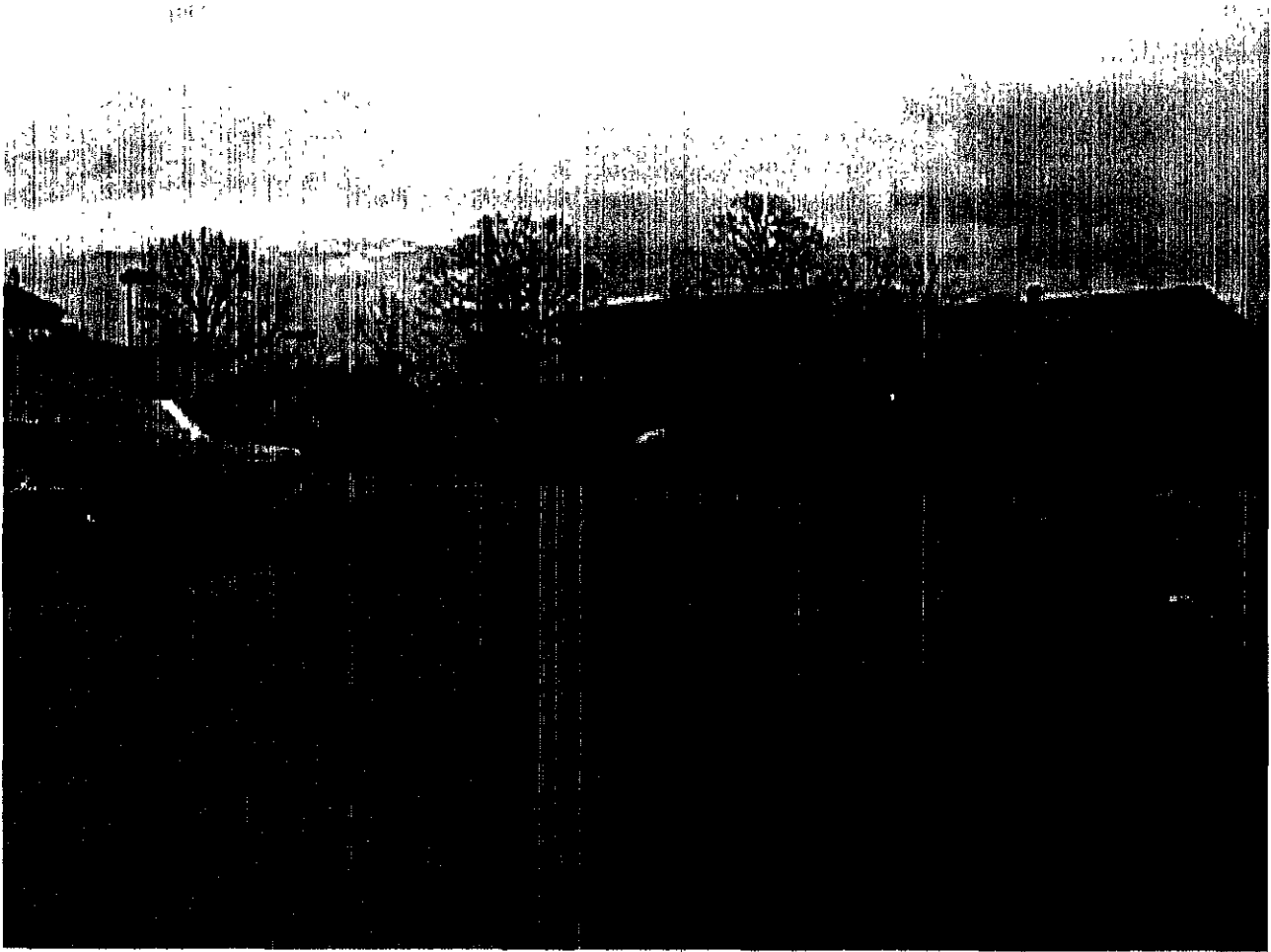




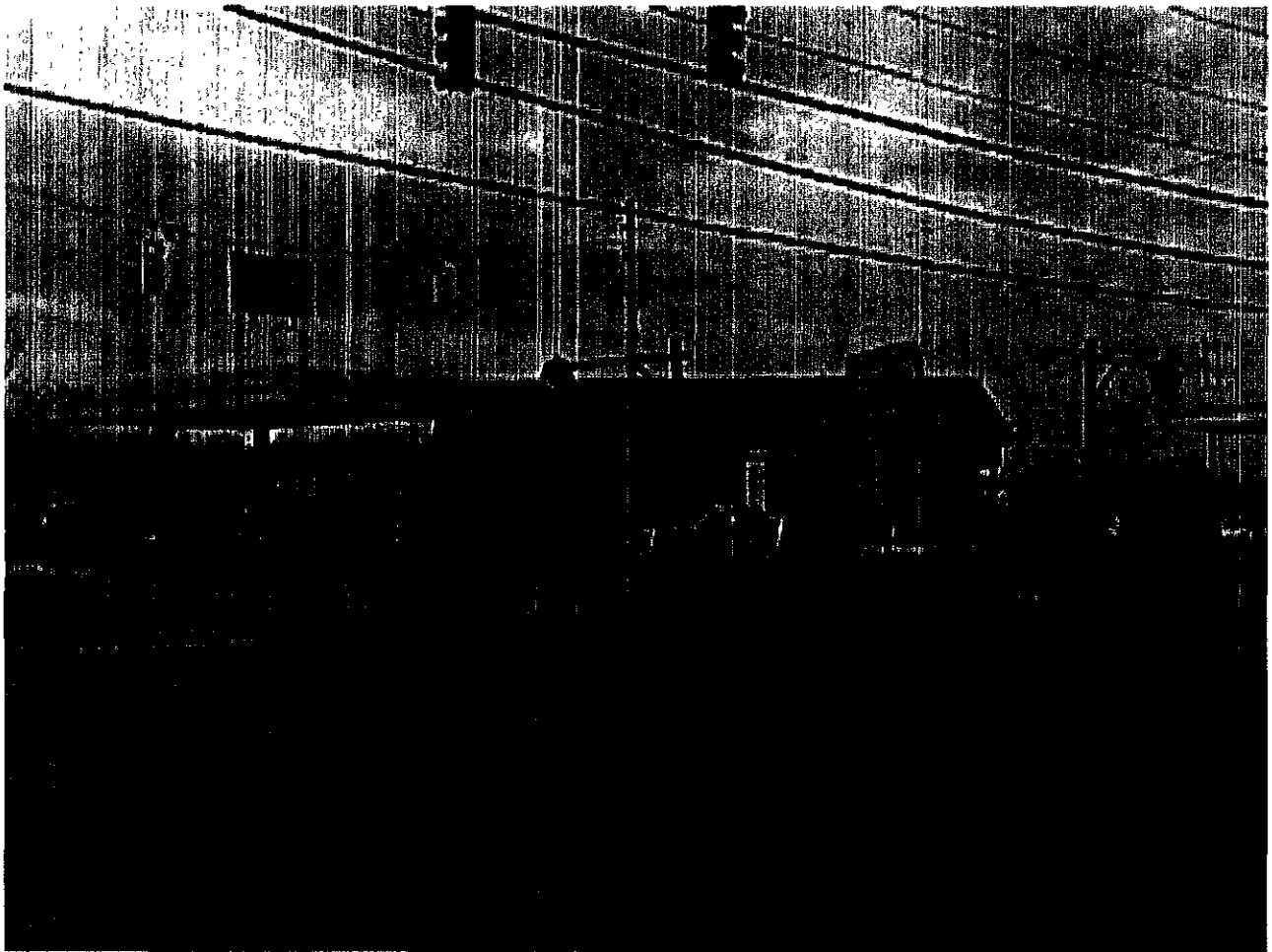


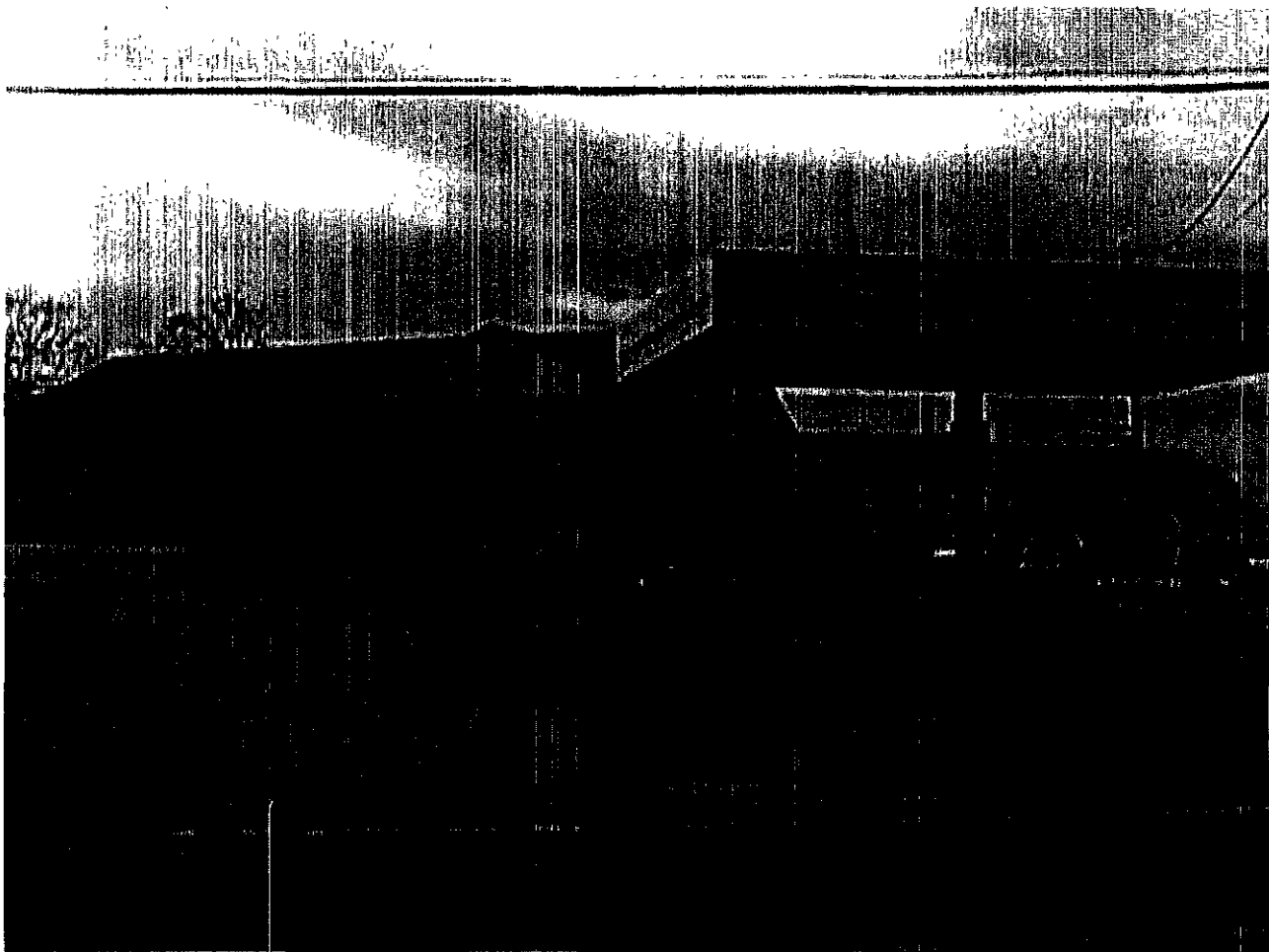


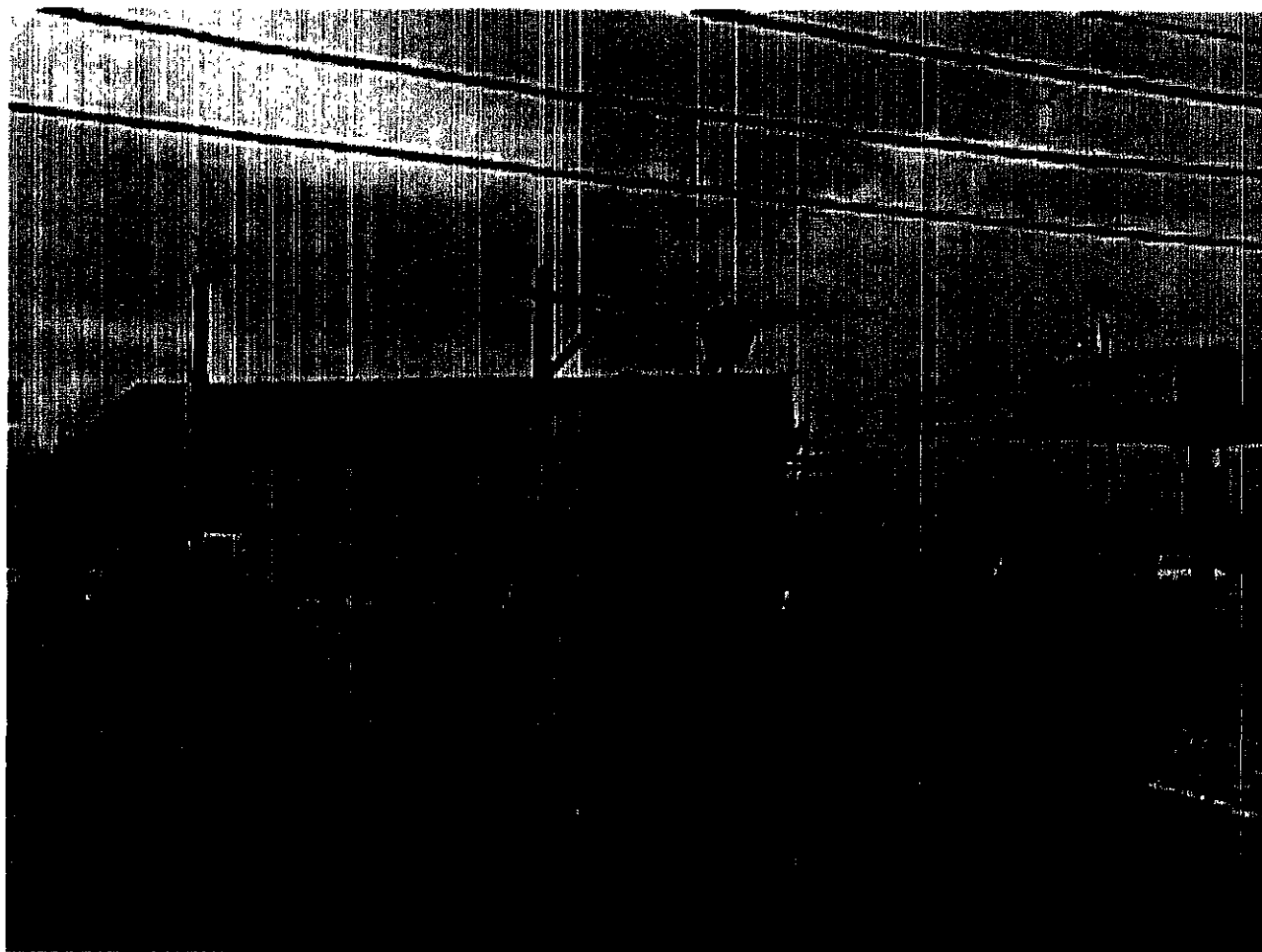


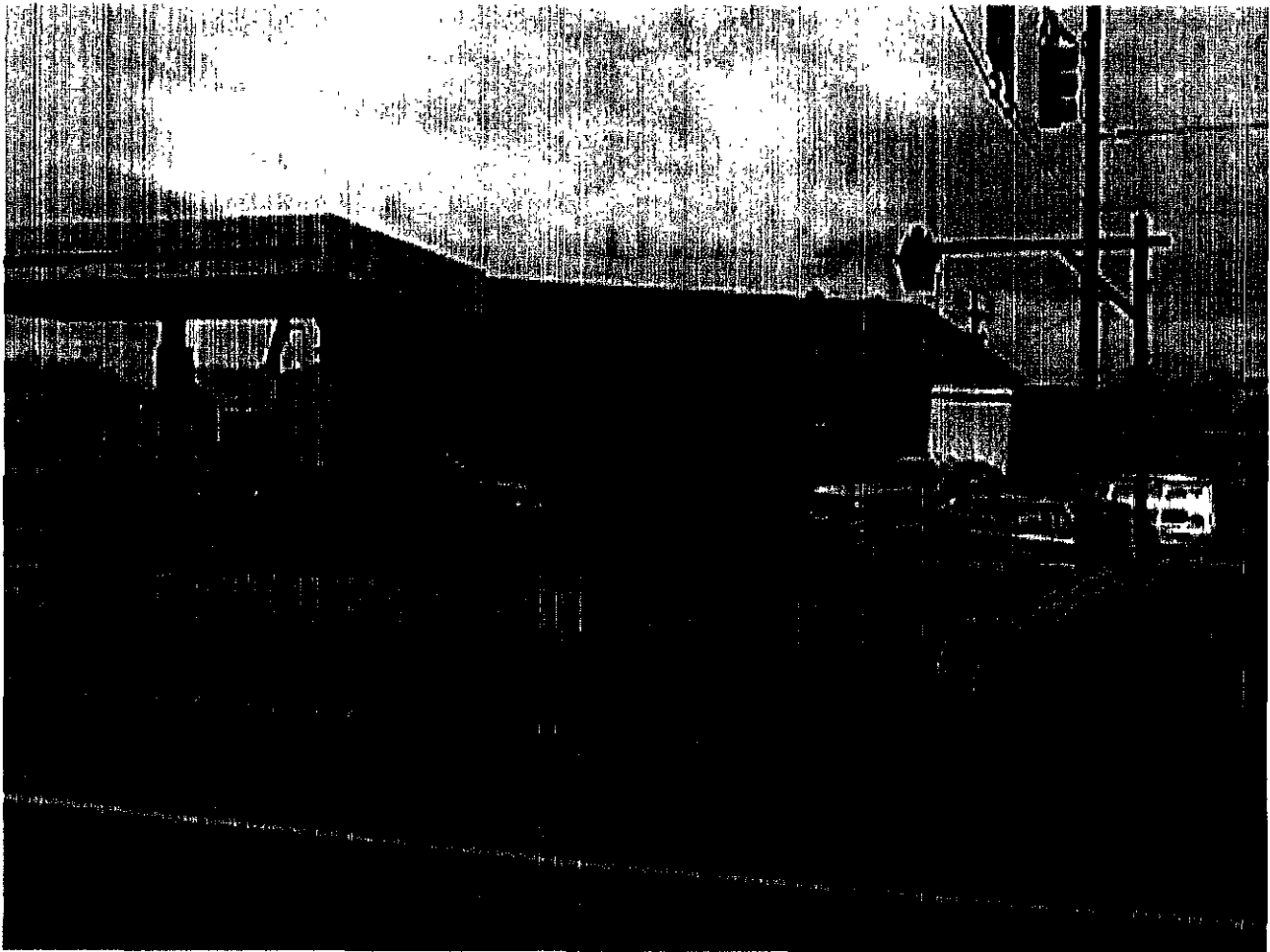






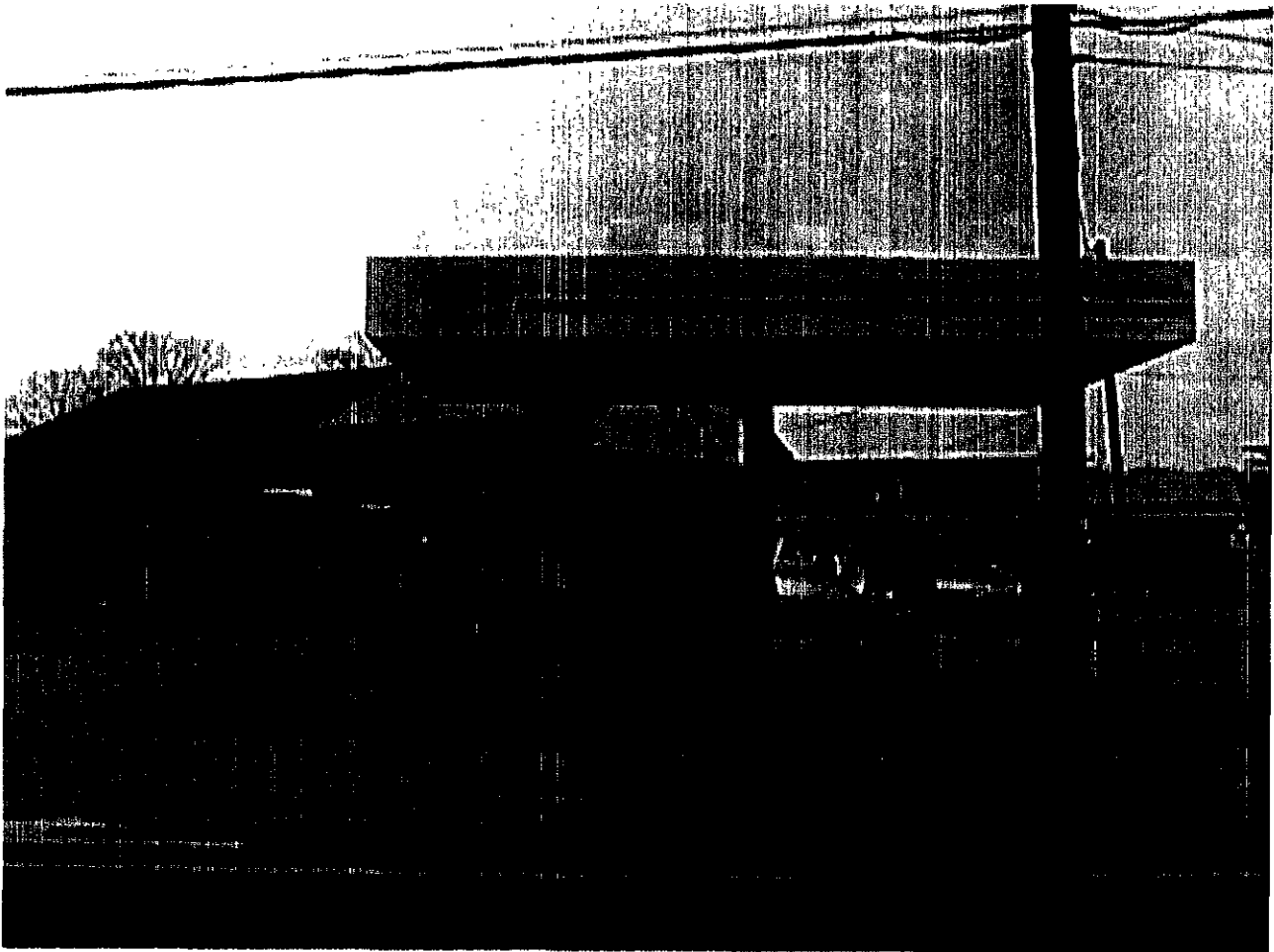




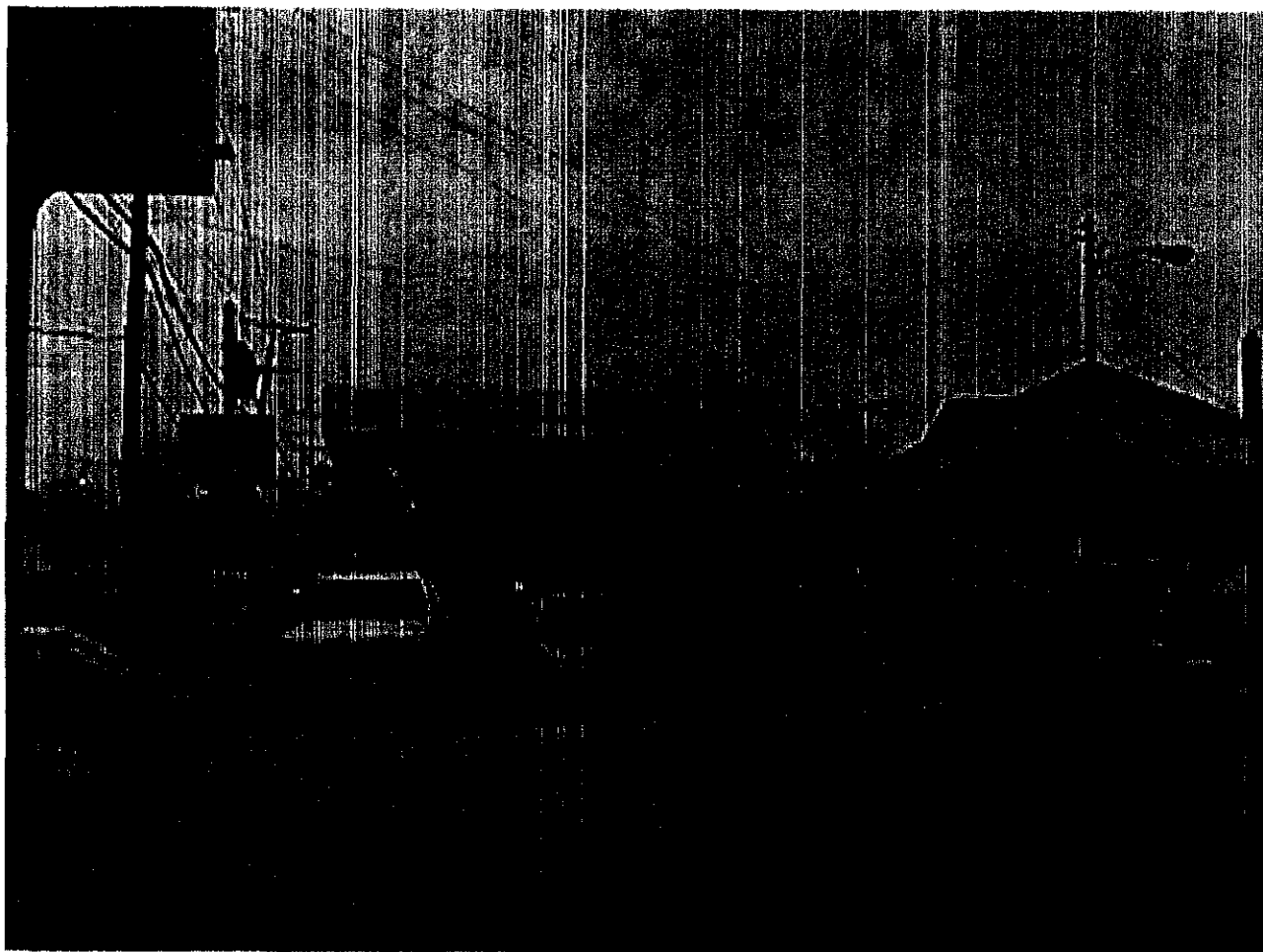


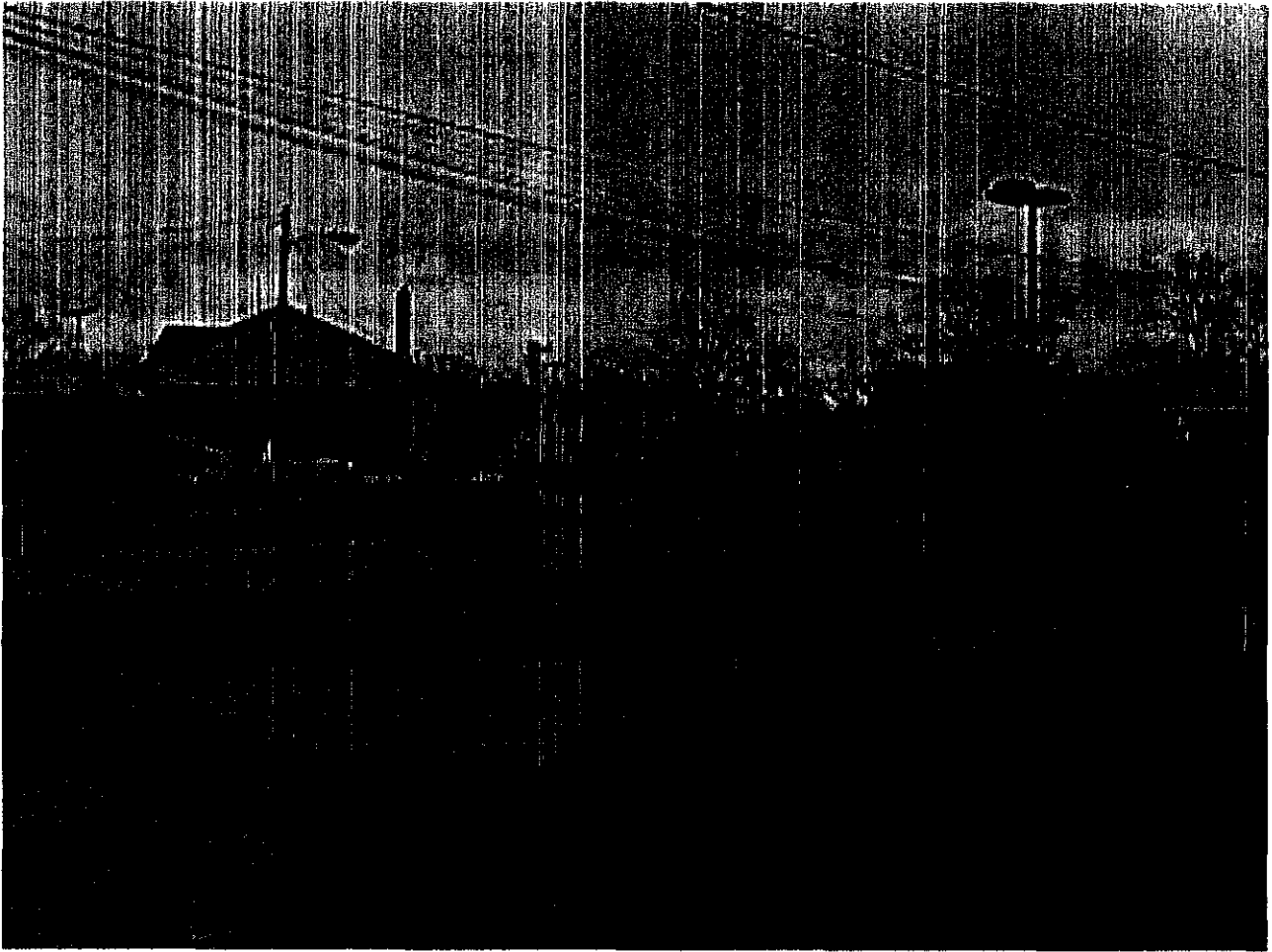


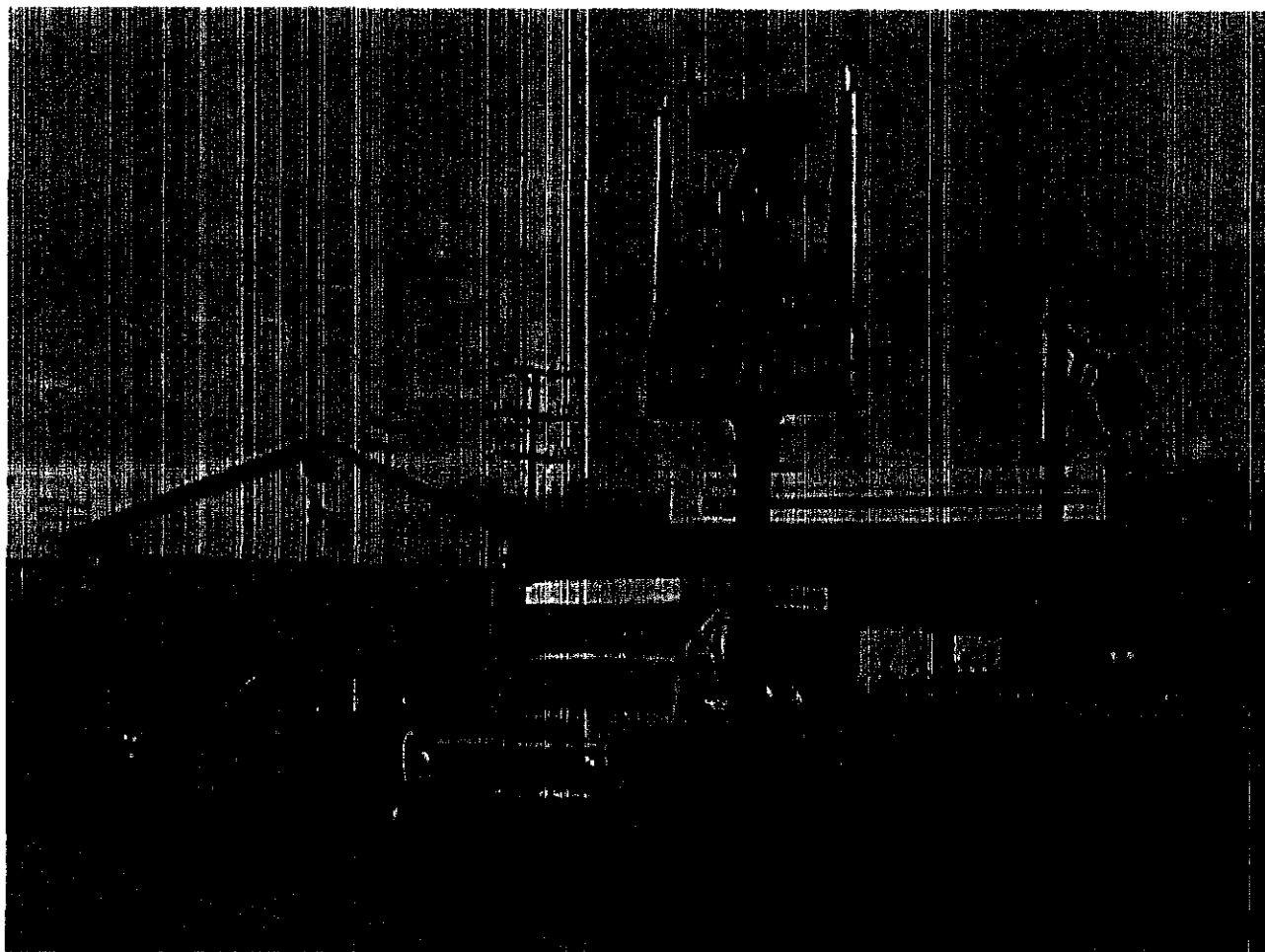


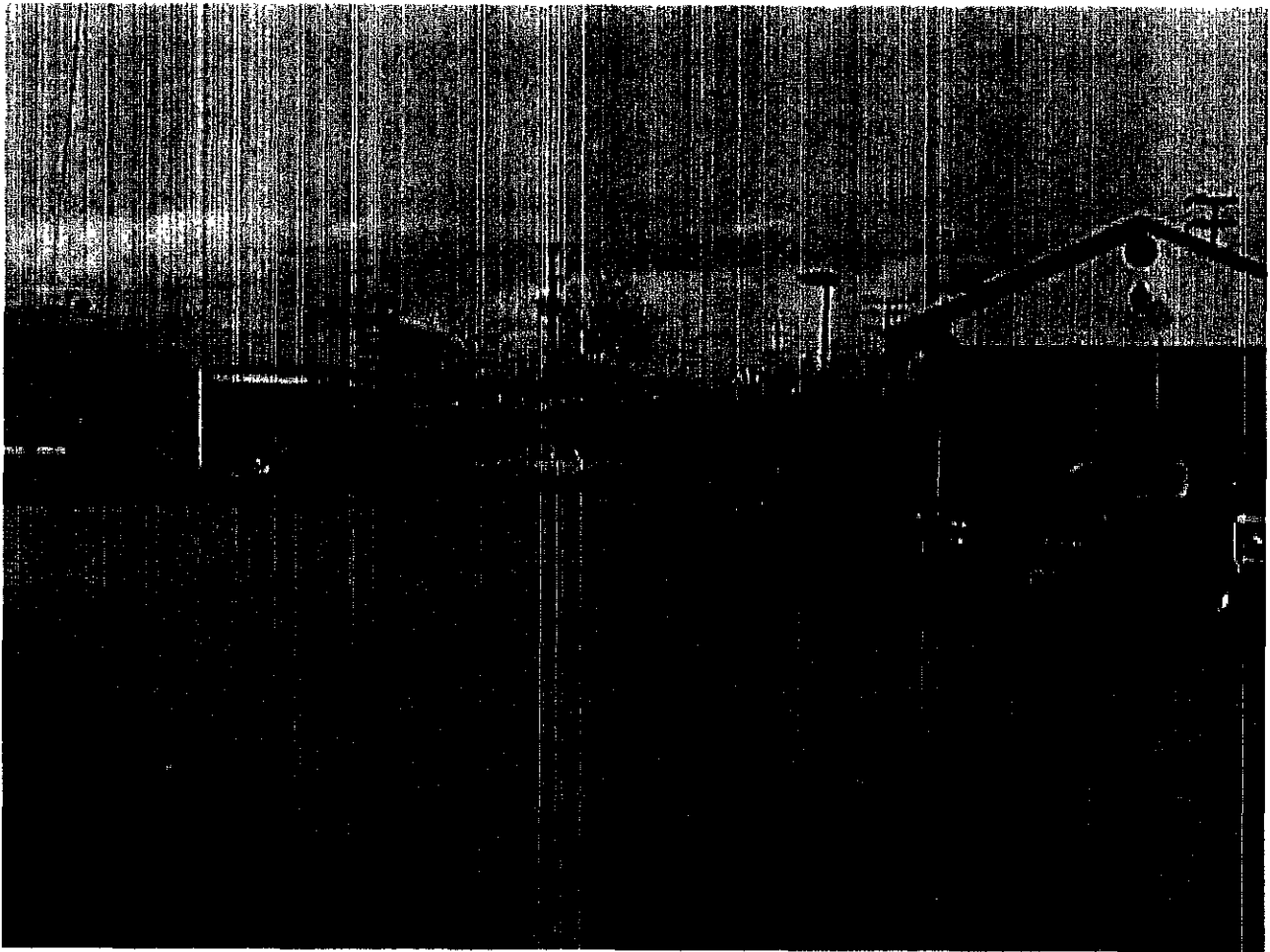


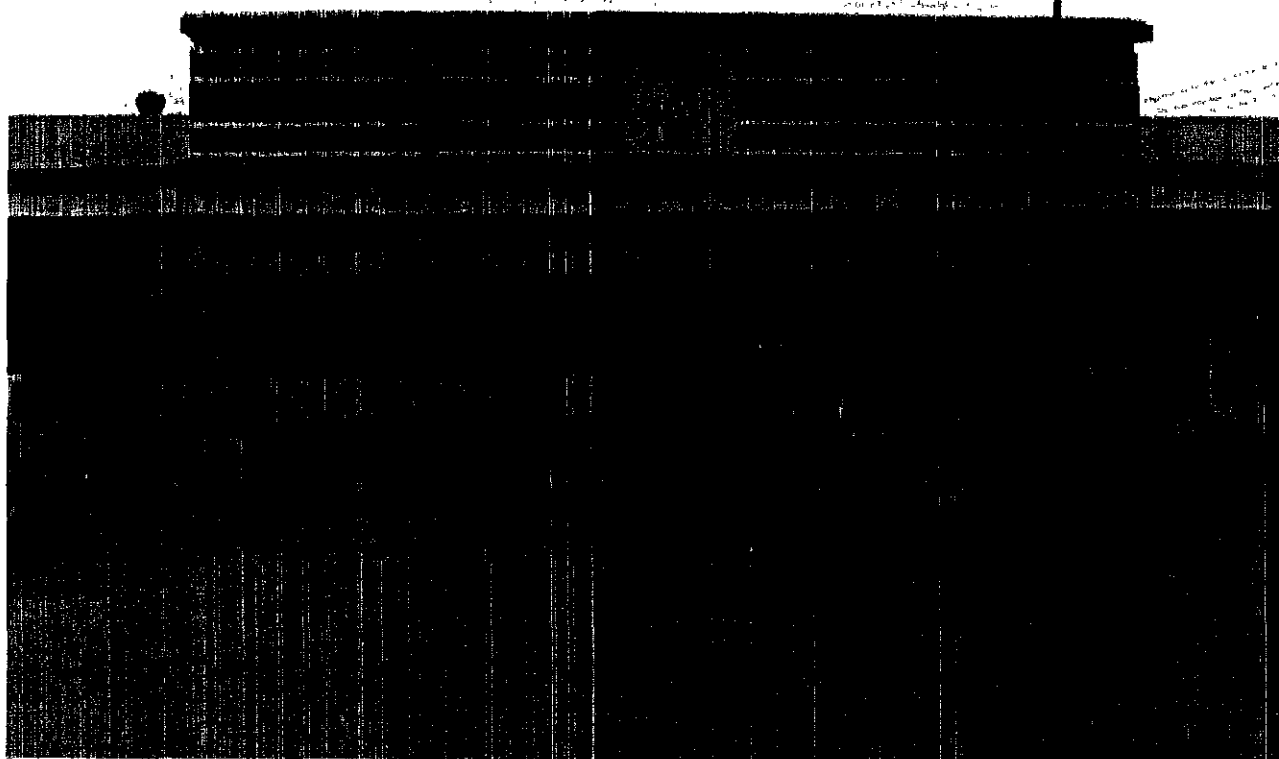






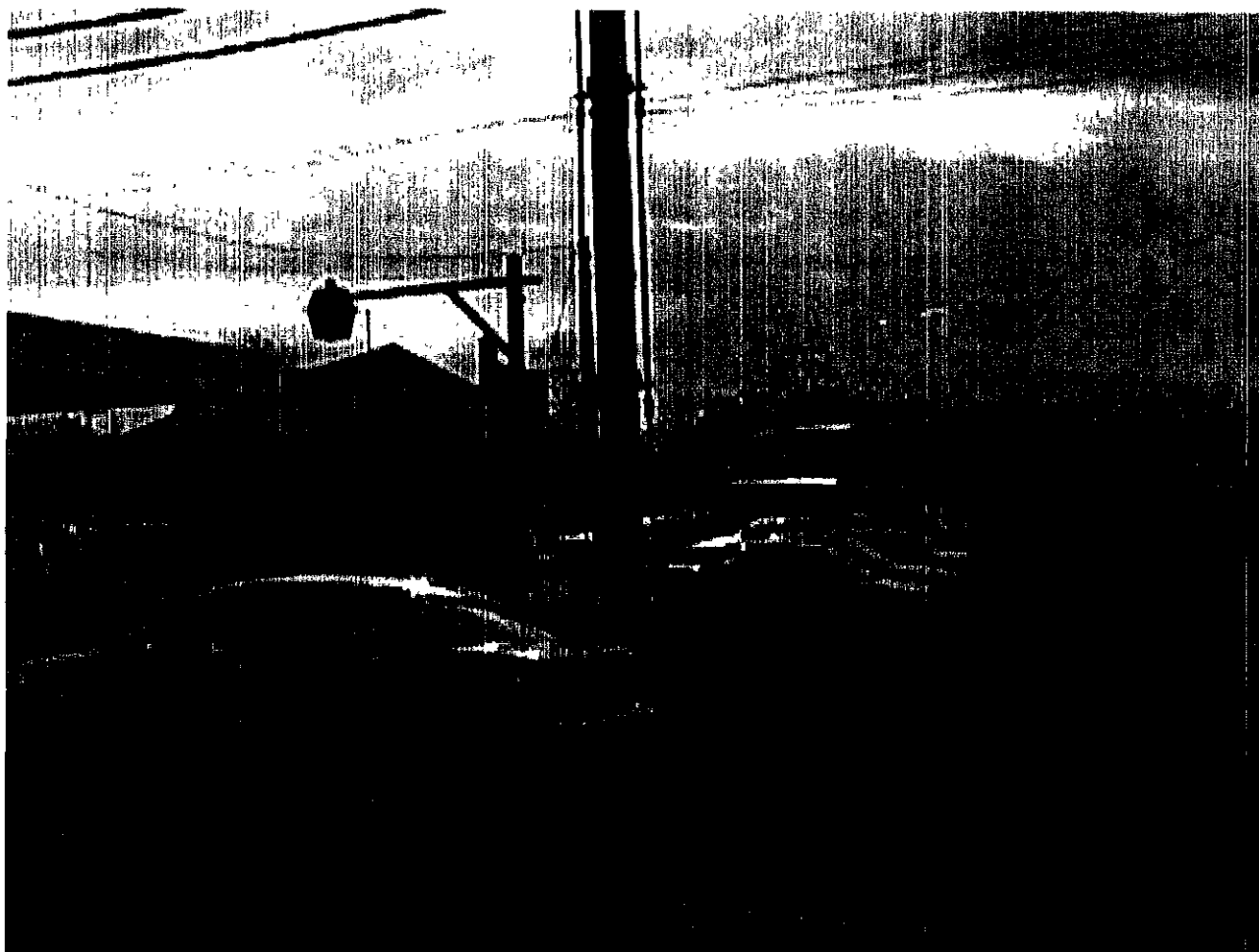






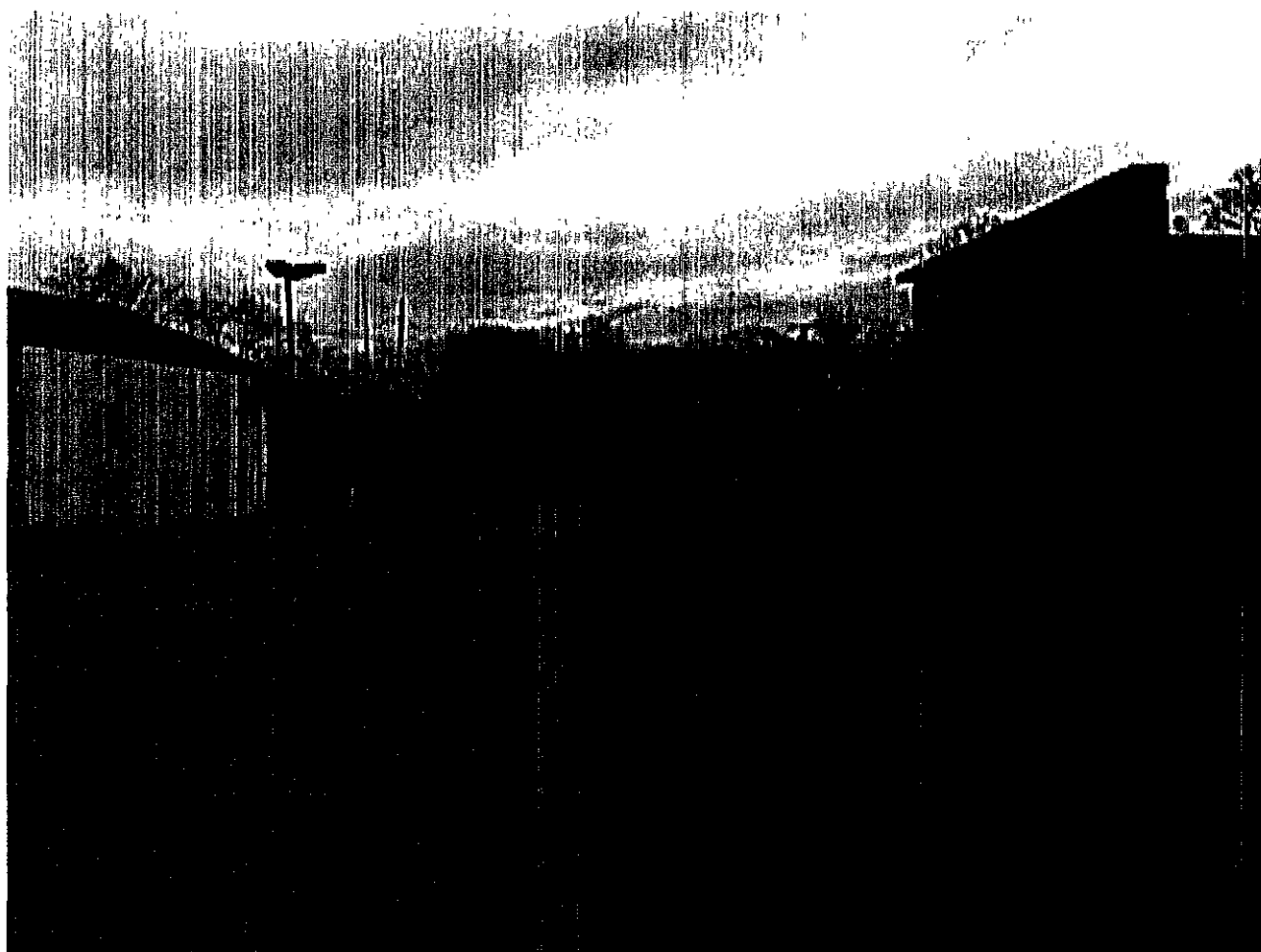




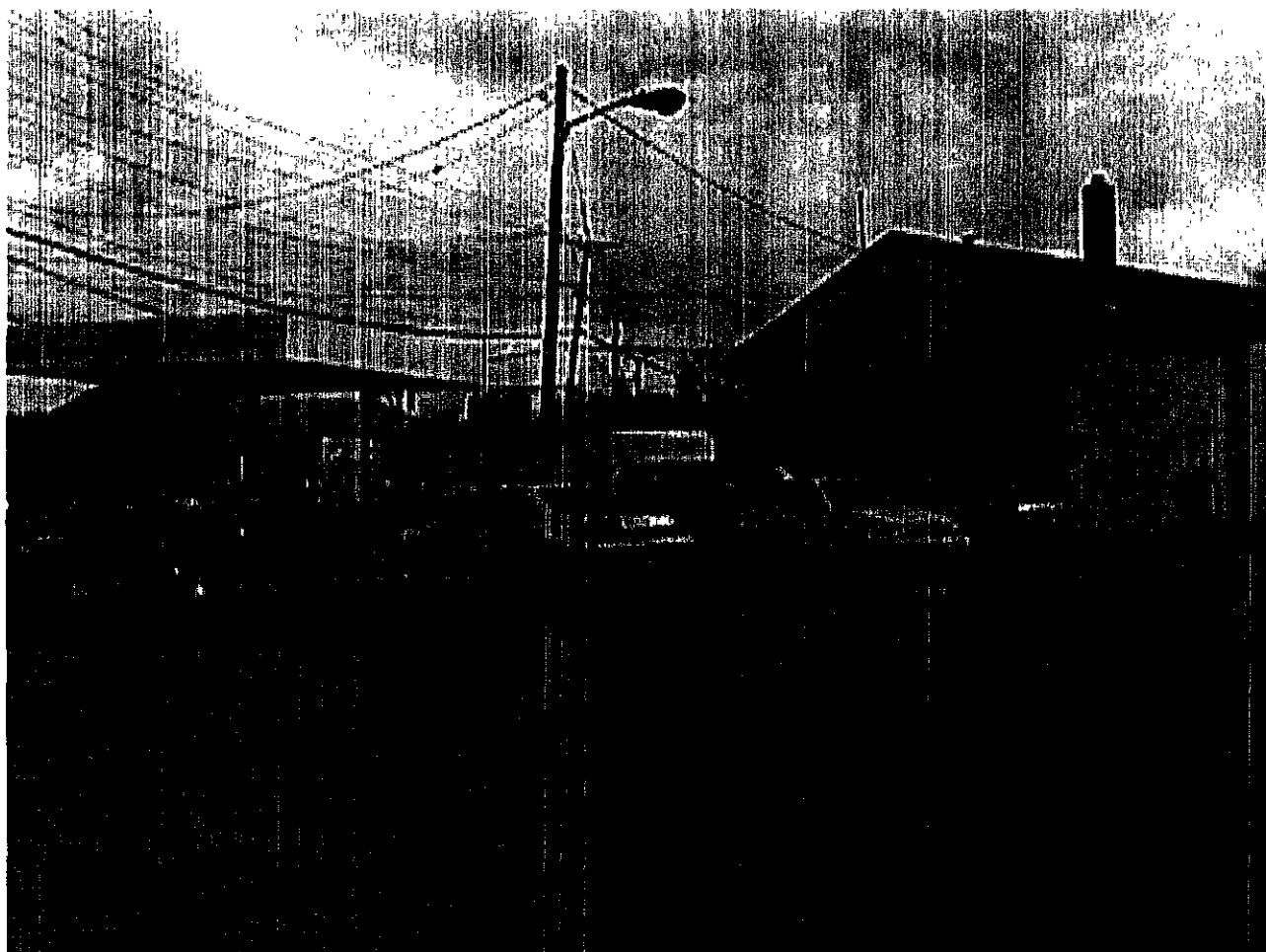


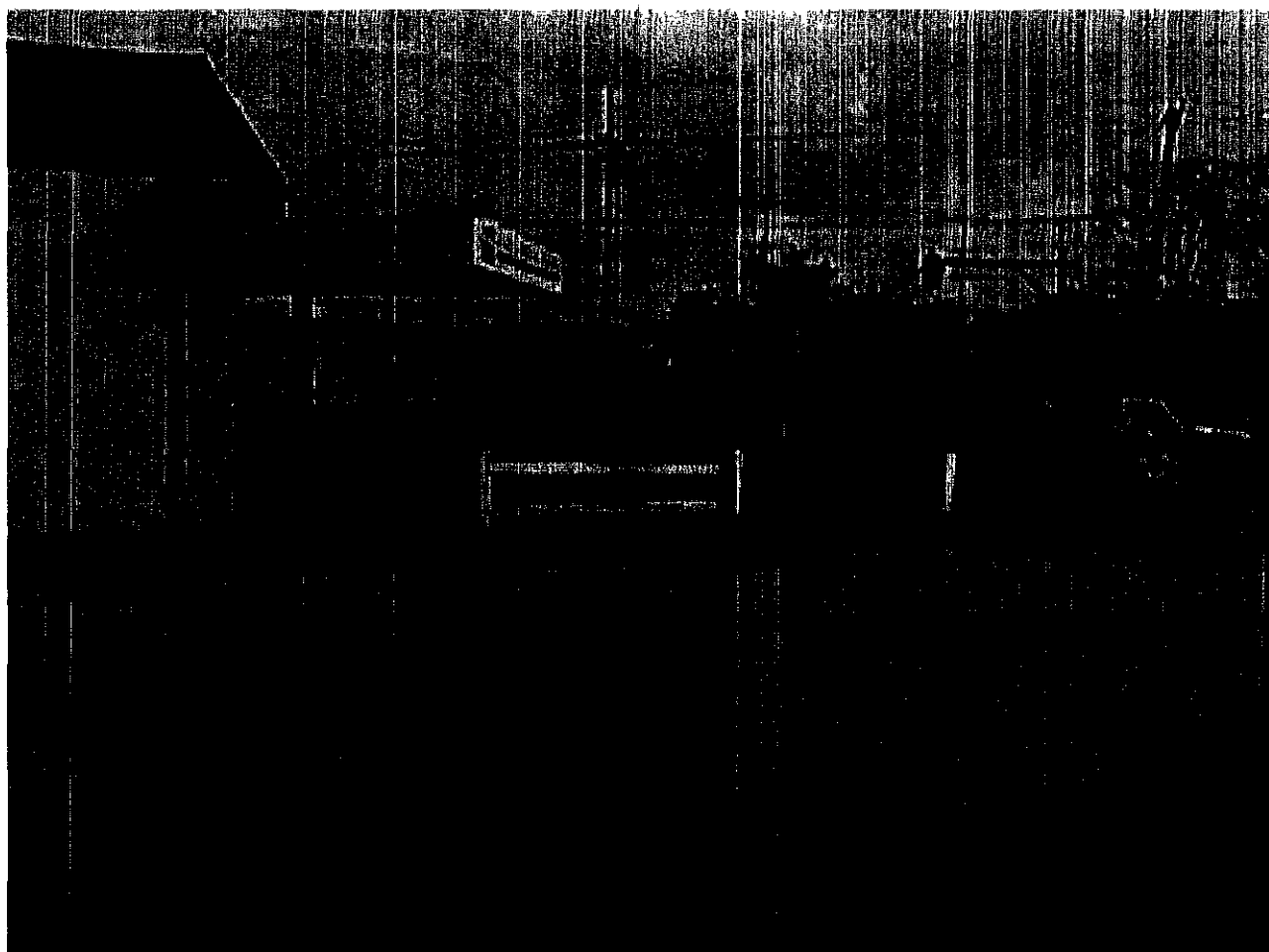




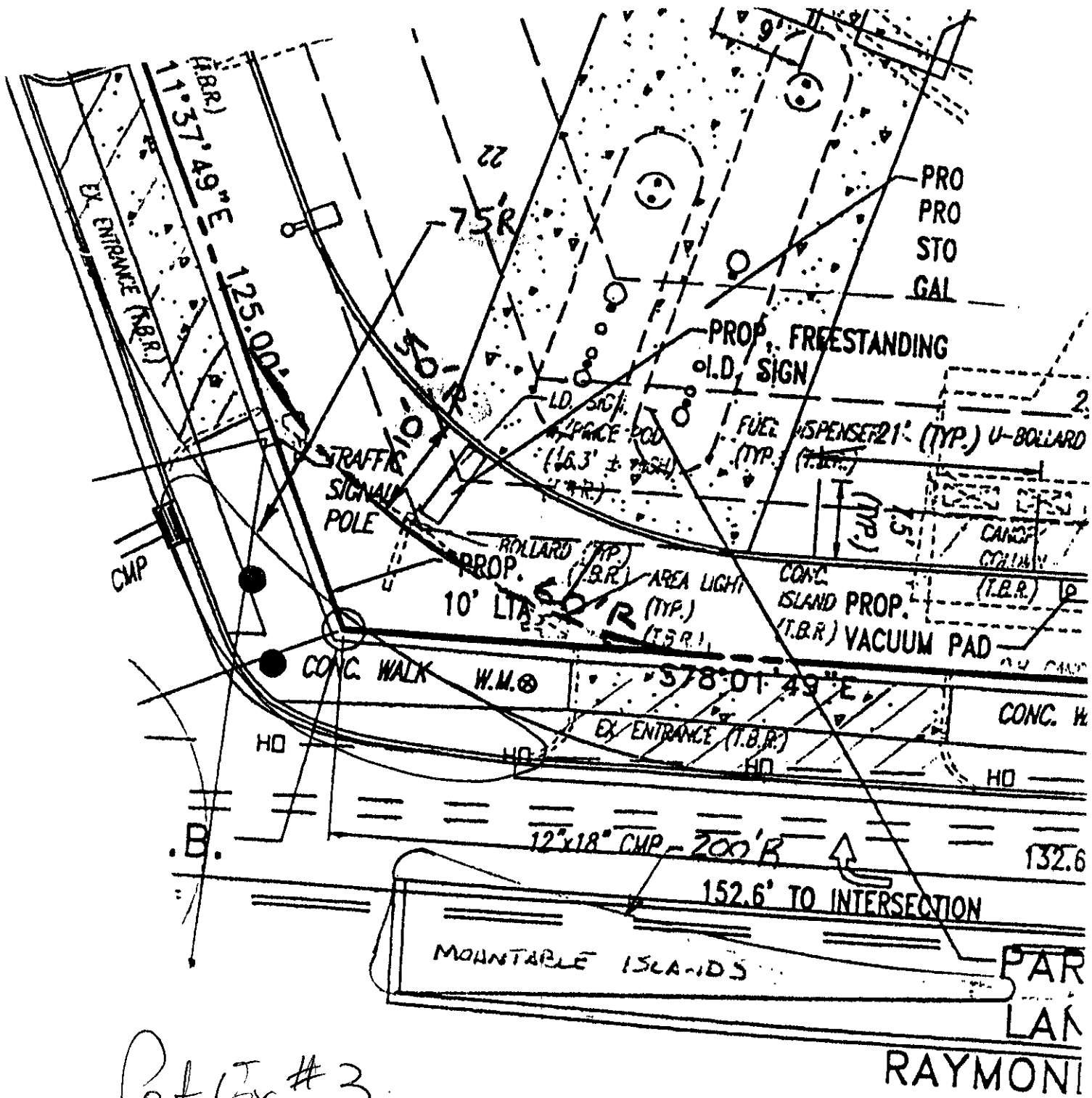












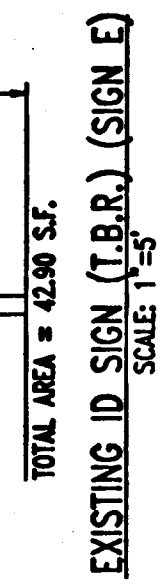
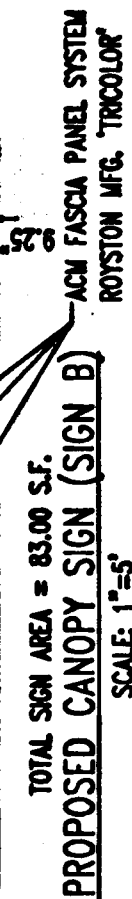
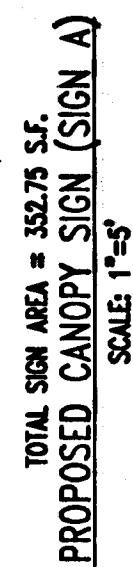
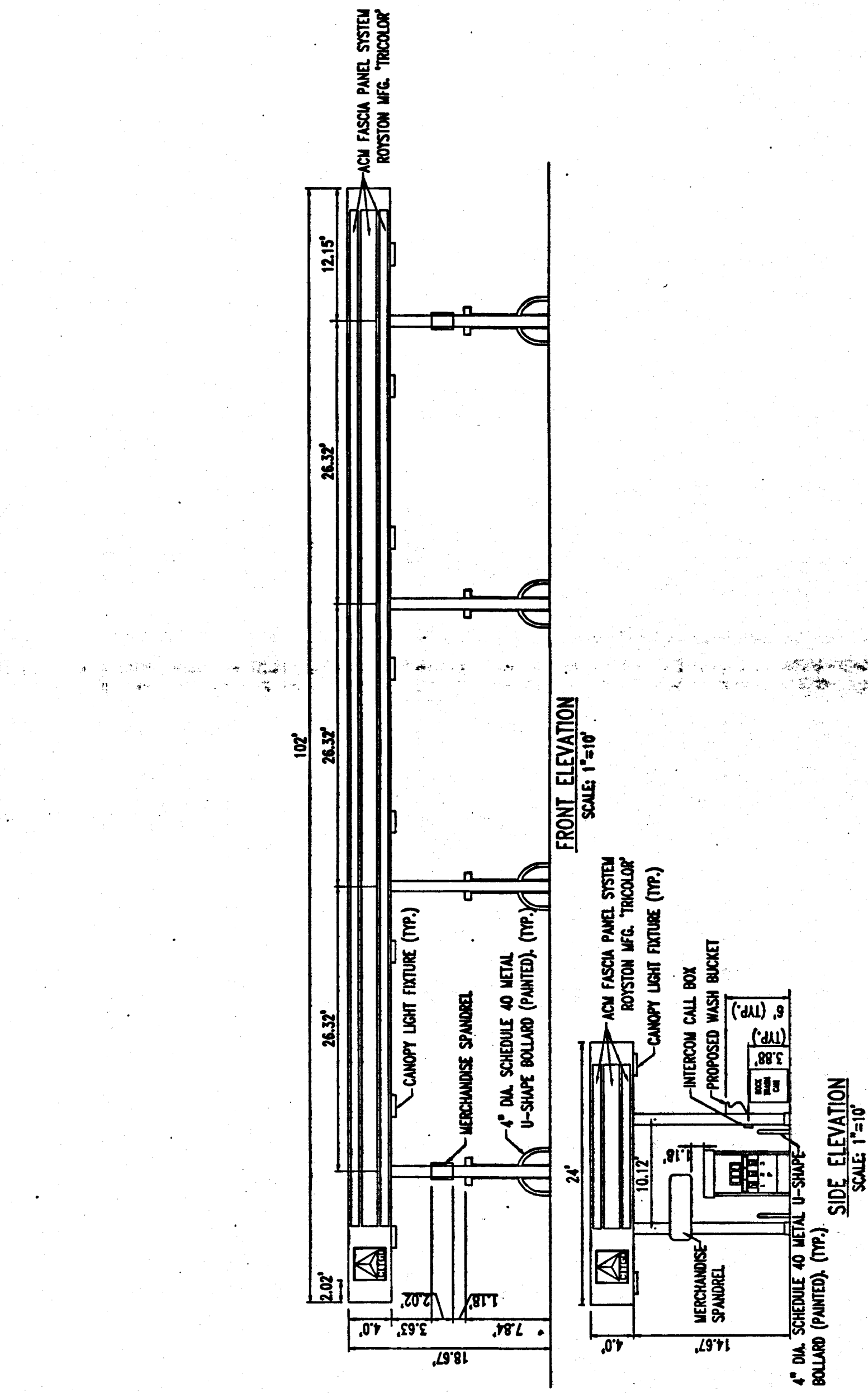
Ref Ex #3

Item #291

N.T.S.







I. FREESTANDING ENTERPRISE SIGNAGE:	
A. PERMITTED: 75 SQ. FT. (PURSUANT TO BCZR 450 ET SEQ.)	
B. PROPOSED:	
EXISTING FREESTANDING SIGN (SIGN E):	= 31.90 SQ. FT.
7-ELEVEN I.D. SIGN:	= 11.00 SQ. FT.
24 HOUR OPERATION SIGN:	= N/A
PRICE:	42.90 SQ. FT.
TOTAL	
PROPOSED FREESTANDING SIGN (SIGN E):	
7-ELEVEN I.D. SIGN:	= 49.86 SQ. FT.
PRICE:	= N/A
TOTAL:	49.86 SQ. FT.

## II. SERVICE STATION/CANOPY ENTERPRISE SIGNAGE:

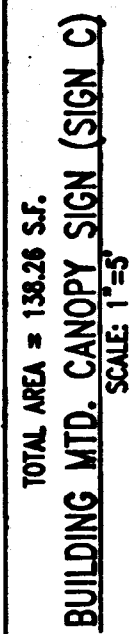
A. CANOPY PERMITTED: SIX (6) SIGNS @ 25 SQ. FT. EACH  
(PURSUANT TO BCZR 450 ET SEQ.)  
PROPOSED: TWO (2) 352.75 SQ. FT. FASCIA SIGNS\*  
TWO (2) 83.00 SQ. FT. FASCIA SIGNS\*  
\*VARIANCE REQUESTED

### III. WALL MOUNTED ENTERPRISE SIGNAGE:

**A. FRONT PERMITTED:** 2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE (PURSUANT TO BCZ 450 ET SEQ.)  
2 SQ. FT. x 80LF. = 160 SQ. FT.

**PROPOSED:**

BUILDING SIGN (SIGN C)	= 138.26 SQ. FT.
ATM SIGN (SIGN D)	= 10.25 SQ. FT.
<b>TOTAL =</b>	<b>148.51 SQ. FT.</b>



# BOHLER ENGINEERING, P.C.


• CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS •

778 MOUNTAIN BOULEVARD  
WATCHUNG, NEW JERSEY  
(908) 968-8300

810 GLENDALES COURT  
SUITE 300  
TOWSON, MARYLAND 21286  
TELEPHONE (410) 821-7900 FAX: (410) 821-7987

22830 DAVIS DRIVE, SUITE 200  
STERLING, VA 20164  
(703) 769-9500

DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION, SPECIAL EXCEPTION, AND VARIANCE

PROJECT:  7-ELEVEN, INC. PROPOSED 7-ELEVEN  
204 BOWLEYS QUARTERS ROAD  
BALTIMORE, MARYLAND

A.I. VOIANTH T. / MEZIEUX

SCALE: (H) 1"=5' (V) 1"=5'

DATE: 12/17/01

SHEET NO:

2	PROJECT NO. WD0005553
TAC	CAD ID. # inter 0000
DRAWN BY	CHECKED BY: Y. M.

PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	OF 2
VIRGINIA LICENSE NO. 0482 C97438	PROFESSIONAL LICENSE NO. 19125	REV. No.
RENEWAL LICENSE NO. 2144	DISTRICT OF COLUMBIA LICENSE NO. 10726	
METROLOGICAL SOCIETY		

DISTRICT OF COLUMBIA LICENSE No. 10729  
 PENNSYLVANIA LICENSE No. 048314-E  
 DELAWARE LICENSE No. 10734